

SH3: Whiteley Green

Overview of Comments:

Support - 1

Neither support or object - 4

Object - 1

The changes to the supporting text and the Local Plan policies have not only been informed by the responses to the Regulation 18 consultation but they have also taken on board any additional feedback that has come out of discussions/meetings with statutory consultees and members in order to improve the clarity and understanding of the contents of the Local Plan.

Comments in support of SH3 - Whiteley Green		
Respondent number	Comment	Officer comment
ANON-KSAR-NKJY-D Hampshire County Council	<p>Support the inclusion of this allocation and have provided information confirming the site is available and deliverable.</p> <p>The County Council recently approved a business case for a SEND school (approximately 1.8 hectares) on part of the site and housing on the remainder (approximately 1.1 hectares / 30 homes). The allocation would contribute an indicative yield of 30 dwellings over the Plan period and an essential community facility.</p> <p>This is a sustainable location for such a use, meeting operational requirements and making effective use of existing infrastructure. Would welcome further</p>	<p>The supportive comments of the site owner are noted and welcomed. The respondents have subsequently completed a Site Delivery Statement confirming that the site is available and viable. The County Council's proposal is for a SEND school on the northern part of the site (approx. 1.7ha) and residential on the southern part (about 1.1ha). This is noted and policy SH3 should be amended to provide for the site to be developed for housing or a mix of housing and educational uses, with the criteria updated as necessary.</p> <p>Recommended response: Amend Policy SH3 as follows: Land at Whiteley Green (as shown on the map above) remains <u>is</u> allocated for the <u>residential</u></p>

	<p>discussion to ensure that the policy enables the site to come forward for SEND places and new homes.</p>	<p>and educational development of about 75 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:</p> <p>Access</p> <p>i. Provide safe vehicle, pedestrian and cycle access from Bader Way <u>and Lady Betty's Drive</u>, an attractive footpath and cycleway network, and provide convenient access to public transport....</p> <p>Amend page 393 'Allocated Use' to 'Residential <u>and educational</u>' and 'Indicative number of homes' to replace 75 with <u>30</u>.</p> <p>Amend paragraphs 13.23 - 13.25 as follows:</p> <p>13.23 No changes are proposed to the settlement boundary of Whiteley, as the strategic allocation at North Whiteley and the minor extensions proposed to it will meet the development needs of the settlement for the Plan period. The existing residential allocation of land at Whiteley Green is carried forward.</p> <p>13.24 An earlier housing allocation at Whiteley Green was granted outline permission for 75 dwellings, but the site was needed for a temporary primary school. This has now been replaced by a permanent facility within the North Whiteley development so the site is</p>
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		<p>available for <u>a mix of residential and educational</u> development.</p> <p>13.25 The existing allocation for residential use is therefore carried forward. There are foul and surface water sewers running across the site which would require an easement of 6m to be kept clear of all buildings and tree planting. The site is also within a groundwater Source Protection Zone, which should also be taken into account in bringing forward proposals for developing the site.</p>
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Comments which neither support nor object to SH3 - Whiteley Green		
Respondent number	Comment	Officer comment
BHLF-KSAR-N8BE-X Environment Agency	No environmental constraints, no specific comments.	Comments noted. Recommended response: No change
BHLF-KSAR-N86Z-7	<p>The GP surgeries that serve these potential sites are currently over-subscribed by 12,991 patients and the additional dwellings from the local plan will add a further 8,542 patients. The NHS will be seeking financial contributions to increase the primary care space by a further 683 sq m.</p> <p>Pleased that Policy SH2 requires development to provide a range of social infrastructure, including</p>	Officers have held a number of meetings with the ICB to understand further this representation and others on proposed site allocations in the regulation 18 draft Local Plan. Further information has been sought from the ICB to provide more detail on the nature and scope of any deficit in GP surgery facilities and how it may be resolved. This includes confirmation of which surgeries serve proposed

	<p>primary health. Due to the additional healthcare activities that will derive from the Local Plan there should be references in policy SH3 to the requirement for impacts to be mitigated.</p>	<p>allocations and which may require improvement. At this point it is considered prudent for the Plan and associated Infrastructure Delivery Plan to note this position and set out a mechanism to deal with any necessary infrastructure requirements arising from this request. The Infrastructure Delivery Plan will include the most recent information received from the ICB regarding the capacity of infrastructure and identified need for any improvements. Recommended response: No change.</p>
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Comments which object to SH3 - Whiteley Green		
Respondent number	Comment	Officer comment
ANON-KSAR-N8W1-Y	<p>Residents have on many occasions expressed concern about development of this site for residential purposes. The issues include increased traffic along quiet roads and resultant noise and pollution, as well as disturbance to residents.</p> <p>Whiteley already has ample provision of the sort of houses under construction at North Whiteley, where the infrastructure can be put in place to support them. Hampshire County Council has applied for funding for a school catering to special educational needs on the part of the site, which should be supported within the plan.</p>	<p>Comments noted. As noted above, Hampshire County Council has subsequently proposed a SEND school on the northern part of the site (approx. 1.7ha) and residential on the southern part (about 1.1ha). It is recommended that policy SH3 should be amended to provide for the site to be developed for housing or a mix of housing and educational uses, with the criteria updated as necessary.</p> <p>Development of the residential part of the site for older person's housing may be appropriate</p>

	<p>Consideration should be given to other forms of accommodation such as senior living, possibly bungalows or sheltered housing which is so rare in Whiteley. The councils could work with a senior living developer to provide a range of accommodation that address a pressing need within Whiteley.</p> <p>If left as residential it will be end up by sold for the highest value use and profit maximised by ramming as many houses as possible onto the site. Focusing on education and senior living will lead to one and preferably both being delivered.</p>	<p>and would be acceptable within the terms of the policy.</p> <p>Recommended response: Amend Policy SH3 as follows: Land at Whiteley Green (as shown on the map above) remains <u>is</u> allocated for the <u>residential and educational</u> development of about 75 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements: Access i. Provide safe vehicle, pedestrian and cycle access from Bader Way <u>and Lady Betty's Drive</u>, an attractive footpath and cycleway network, and provide convenient access to public transport....</p> <p>Amend page 393 'Allocated Use' to 'Residential <u>and educational</u>' and 'Indicative number of homes' to replace 75 with <u>30</u>.</p> <p>Amend paragraphs 13.23 - 13.25 as follows: 13.23 No changes are proposed to the settlement boundary of Whiteley, as the strategic allocation at North Whiteley and the minor extensions proposed to it will meet the development needs of the settlement for the Plan period. The existing residential allocation of land at Whiteley Green is carried forward.</p>
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		<p>13.24 An earlier housing allocation at Whiteley Green was granted outline permission for 75 dwellings, but the site was needed for a temporary primary school. This has now been replaced by a permanent facility within the North Whiteley development so the site is available for <u>a mix of residential and educational</u> development.</p> <p>13.25 The existing allocation for residential use is therefore carried forward. There are foul and surface water sewers running across the site which would require an easement of 6m to be kept clear of all buildings and tree planting. The site is also within a groundwater Source Protection Zone, which should also be taken into account in bringing forward proposals for developing the site.</p>
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	Recommendations	Officer response
Comments from SA	None.	NA
Comments from HRA	None.	NA

Policy SH3: Whiteley Green

Land at Whiteley Green (as shown on the map ~~above~~ **on the previous page**) ~~remains~~ **is** allocated for the **residential and educational** development of about 75 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Access

- i. Provide safe vehicle, pedestrian and cycle access from Bader Way **and Lady Betty's Drive**, an attractive footpath and cycleway network, and provide convenient access to public transport.

Environmental

- ii. Provide landscaping, tree planting belts or other measures, of at least 20 metres adjoining the M27, to protect the amenities of occupiers of the proposed housing from noise and to screen the development;
- iii. Maintain or enhance existing woodland and major hedgerows within the site and carry out additional planting;
- iv. Provide on-site open space (Informal Open Space, and Local Equipped Area for Play) as part of a neighbourhood green to serve the proposed and surrounding development.

Infrastructure

- v. Contribute to infrastructure needed to make the development acceptable in planning terms.

Explanatory Text:

Amend page 393 'Allocated Use' to 'Residential and educational' and 'Indicative number of homes' to replace 75 with 30.

Amend paragraphs 13.23 - 13.25 as follows:

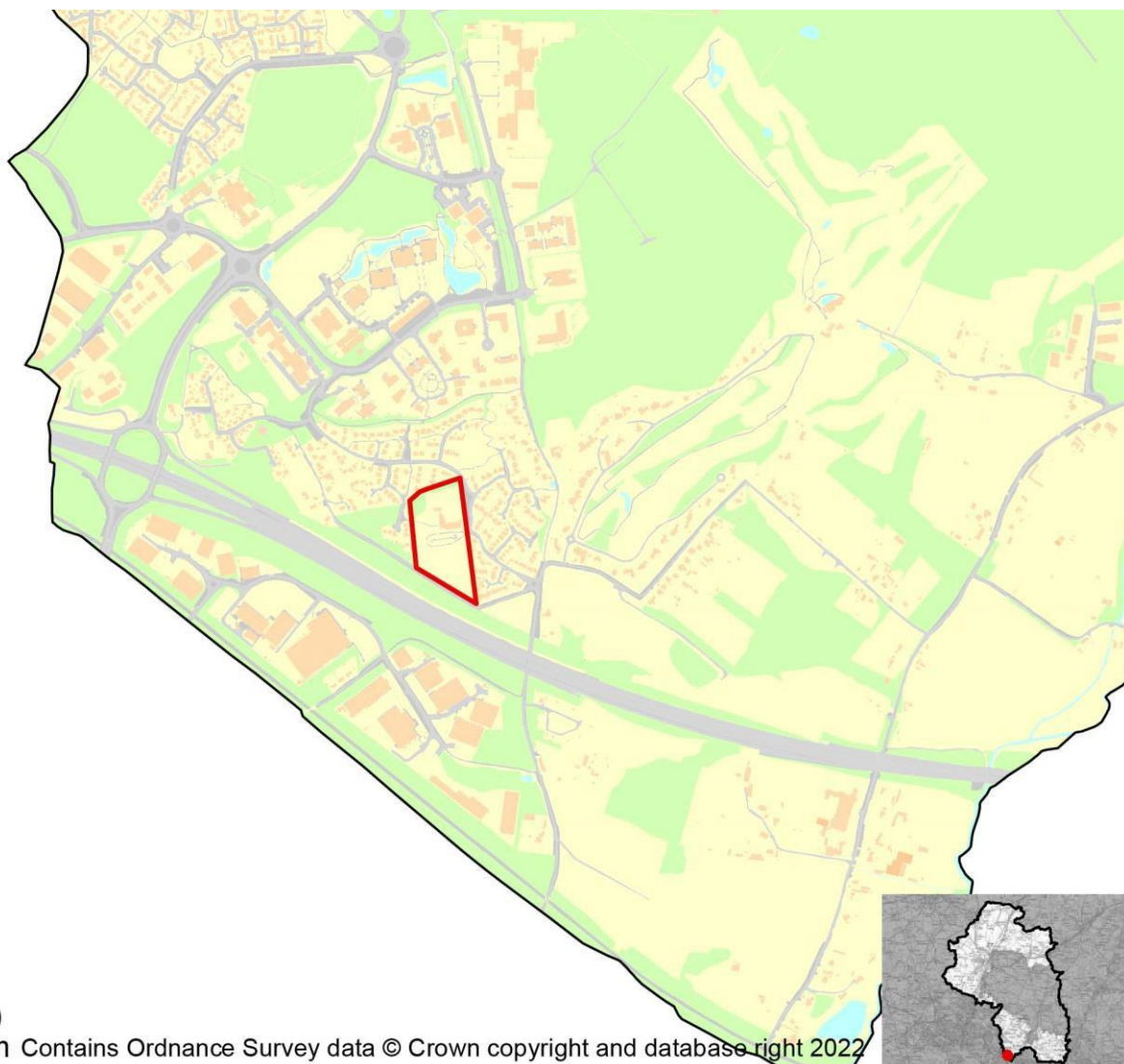
13.23 No changes are proposed to the settlement boundary of Whiteley, as the strategic allocation at North Whiteley and the minor extensions proposed to it will meet the development needs of the settlement for the Plan period. ~~The existing residential allocation of land at Whiteley Green is carried forward.~~

13.24 An earlier housing allocation at Whiteley Green was granted outline permission for 75 dwellings, but the site was needed for a temporary primary school. This has now been replaced by a permanent facility within the North Whiteley development so the site is available for a mix of residential and educational development.

13.25 ~~The existing allocation for residential use is therefore carried forward.~~ There are foul and surface water sewers running across the site which would require an easement of 6m to be kept clear of all buildings and tree planting. The site is also within a groundwater Source Protection Zone, which should also be taken into account in bringing forward proposals for developing the site.

SHUA1c: Whiteley Green

Proposed use: Residential use



IIA Objective	Score
IIA1: climate change mitigation	Minor negative (-)
IIA2: travel and air quality	Minor negative (-)
IIA4: health and wellbeing	Negligible (0)
IIA7: services and facilities	Minor negative (-)
IIA8: economy	Negligible uncertain (0?)
IIA9: biodiversity and geodiversity	Significant negative (--)
IIA10: landscape	Negligible uncertain (0?)
IIA11: historic environment	Negligible uncertain (0?)
IIA12: natural resources	Significant negative (--)
IIA13: water resources	Negligible (0)
IIA14: flood risk	Negligible (0)

IIA objective 1: To minimise the District's contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2031

Overall effect: Minor negative (-)

Score by criteria: 1a: Major negative (--); 1b: Major negative (--); 1c: Major negative (--); 1d: Minor negative (-); 1e: Major negative (--); 1f: Minor negative (-); 1g: Minor positive (+); 1h: Minor positive (+); 1i: Minor positive (+)

Justification: The site is not within 1,200m of an NHS GP surgery. It is not within 1,200m of a primary school. The site contains a primary school, which could be lost to development. It is not within 2,000m of a secondary school. It is within 801-1,200m of a town centre. It is not within 800m of a district or local centre. It is within 1,000-2,000m of a railway station. It is within 301-600m of a bus stop. It is within 300m of open space, open country or registered common land. Less than 25% of the site contains open space, open county or registered common land, which could be lost to development. The majority of it is within an area where average commuting distance is in 21-40% range for the plan area.

IIA objective 2: To reduce the need to travel by private vehicle in the District and improve air quality

Overall effect: Minor negative (-)

Justification: Appraisal criteria and results are the same as shown under SA objective 1: greenhouse gas emissions.

IIA objective 4: To improve public health and wellbeing and reduce health inequalities in the District

Overall effect: Negligible (0)

Score by criteria: 4a: Negligible (0); 4b: Minor negative (-); 4c: Negligible (0); 4d: Negligible (0); 4e: Major negative (--); 4f: Minor positive (+); 4g: Major positive (++)

Justification: The site is not within 500m of an AQMA. The majority of it is within an area where noise levels at night from roads and railways are above 50 dB or the noise levels as recorded for the 16-hour period between 0700 – 2300 are above 55 dB. The site does not lie within a noise contour associated with Southampton Airport. It is not within 400m of a wastewater treatment works or within 250m of a waste management facility. The site is not within 1,200m of an NHS GP surgery. It is within 300m of open space, open country or registered common land. Less than 25% of the site contains open space, open county or registered common land, which could be lost to development. It is within 200m of a public right of way or cycle path.

IIA objective 7: To ensure essential services and facilities and jobs in the District are accessible

Overall effect: Minor negative (-)

Justification: Appraisal criteria and results are the same as shown under SA objective 1: greenhouse gas emissions.

IIA objective 8: To support the sustainable growth of the District's economy

Overall effect: Negligible uncertain (0?)

Justification: The site is not in existing employment use.

IIA objective 9: To support the District's biodiversity and geodiversity

Overall effect: Significant negative (--)

Score by criteria: 9a: Minor negative (-); 9b: Minor negative (-); 9c: Major negative (--); 9d: Negligible (0); 9e: Negligible (0)

Justification: The site is within a SSSI Impact Risk Zone for 'residential' or 'all planning applications'. It is within 500m of a locally designated wildlife site or ancient woodland. It is within a priority habitat. It is not within 100m of a water course. The site does not intersect with a county or local geological site.

IIA objective 10: To conserve and enhance the character and distinctiveness of the District's landscapes.

Overall effect: Negligible uncertain (0?)

Justification: The site has low overall landscape sensitivity.

IIA objective 11: To conserve and enhance the District's historic environment including its setting.

Overall effect: Negligible uncertain (0?)

Justification: The site is rated 'green' for risk of effects relating to historical constraints.

IIA objective 12: To support the efficient use of the District's resources, including land and minerals

Overall effect: Significant negative (--)

Score by criteria: 12a: Major negative (--); 12b: Negligible (0); 12c: Minor negative (-)

Justification: The majority of the site contains greenfield land. Less than 25% of the site is on Grade 3 agricultural land. A significant proportion of the site ($\geq 25\%$) is within a Mineral Safeguarding Area.

IIA objective 13: To protect the quality and quantity of the District's water resource

Overall effect: Negligible (0)

Justification: The site does not fall within Source Protection Zone 1, 2 or 3, within a drinking water safeguard zone (groundwater), or within a drinking water safeguard zone (surface water).

IIA objective 14: To manage and reduce flood risk from all sources

Overall effect: Negligible (0)

Score by criteria: 14a: Negligible (0); 14b: Negligible (0)

Justification: Less than 25% of the site is within flood zone 2 or 3. Less than 25% of the site has a 1 in 100 year or 1 in 30 year risk of surface water flooding.